

8/02/11 3:37:25
DK W BK 662 PG 270 L.S.
DESOTO COUNTY, MS L.S.
W.E. DAVIS, CH CLERK BK

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Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

* Return To: Preferred Title & Escrow, LLC 6089 Appletree Drive, Memphis, TN 38115
901-881-6792

WARRANTY DEED

Grantor(s): **Justin French Hobbs and Jessica Binkley fka Jessica Ashley Hobbs**

Address: 513 WILKINSON LANE, WHITE HOUSE, TN 37188

Phone: 615-484-1304 (Home) NA (Work, if any)

Grantee(s): **Bonnie Taylor Dodson**

Address: 7288 Grandiflora Drive Olive Branch, MS 38654

Phone: 901-881-6793 (Home) N/A (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Justin French Hobbs and Jessica Binkley fka Jessica Ashley Hobbs does/do hereby sell, convey and warrant unto Bonnie Taylor Dodson, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:

LEGAL DESCRIPTION: Lot 197, Section C, Ivy Trails Subdivision, situated in Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 83, Page 30 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation Jessica Binkley took title as Jessica Ashley Hobbs. Her name has since changed subsequent to a divorce and remarriage to Kyle Binkley on April 22, 2011.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS my signature this 15th day of July, 2011.

Justin French Hobbs
Justin French Hobbs

WITNESS my signature this 8th day of July, 2011.

Jessica Binkley
Jessica Binkley

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 15th day of July, 2011, within my jurisdiction, the within named Justin French Hobbs who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires: _____

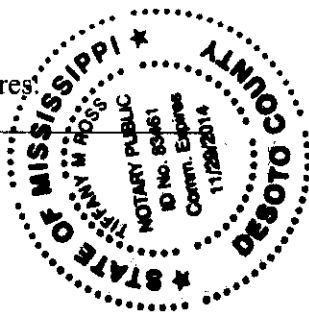


[Signature]
(Notary Public)

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of July, 2011, within my jurisdiction, the within named Jessica Binkley, who acknowledged that he/she/they executed the above and foregoing instrument.

My commission expires: _____



[Signature]
(Notary Public)

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 11-1072

Lot 197, Section C, Ivy Trails Subdivision, situated in Section 30, Township 1 South, Range 6 West, as shown on plat of record in Plat Book 83, Page 30 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Being the same property conveyed to grantor, Justin French Hobbs and Jessica Ashley Hobbs, herein by Warranty Deed of record at Book 576, Page 341, dated January 10, 2008, filed January 14, 2008, in the Chancery Clerk's Office of DeSoto County, Mississippi.